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**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING AND BUILDING**  
**STAFF REPORT**

**PLANNING COMMISSION**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> March 23, 2006	<b>CONTACT/PHONE</b> Jay Johnson(805)781-4573	<b>APPLICANT</b> Woodlands Ventures LLC	<b>FILE NO.</b> DRC 2004-00261
<b>SUBJECT</b> Request by Woodlands Ventures LLC for a Conditional Use Permit for development of Phase 1B of the Woodlands Village, including: 368 single-family residential units, a 9-hole golf course, an 11.5-acre public park, three neighborhood parks, infrastructure and rough grading only for a resort site, project entry features, and trails. Phase 1B of the Woodlands Village is located is in the easterly end of the Woodlands Village between Camino Caballo and Mesa Road with Viva Way being the easterly boundary, approximately 2 miles west of the community of Nipomo. The site is in the South County (Inland) planning area.			
<b>RECOMMENDED ACTION</b> Approve Conditional Use Permit DRC2004-00261 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator is recommending the proposed project be found consistent with the certified 1998 Woodlands Final Environmental Impact Report (EIR).			
<b>LAND USE CATEGORY</b> Recreation	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 091-221-001 and 091-261-025	<b>SUPERVISOR DISTRICT(S)</b> 4
<b>PLANNING AREA STANDARDS:</b> Consistency with the Woodlands Specific Plan required			
<b>EXISTING USES:</b> Vacant with approved tree removal in progress			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Residential Rural / Scattered residences <i>East:</i> Residential Rural / Scattered residences <i>South:</i> Recreation /Undeveloped (Phases 2A and 2B of the Woodlands Village) <i>West:</i> Recreation / Phase 1A of the Woodlands Village under construction			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: Public Works, CDF, Environmental Health, Agricultural Commissioner, Air Pollution Control District, Parks Division, Building Division and Nipomo Community Advisory Council			
<b>TOPOGRAPHY:</b> Gently to moderately sloping		<b>VEGETATION:</b> Grasses and eucalyptus trees	
<b>PROPOSED SERVICES:</b> Water supply: On-site community system Sewage Disposal: On-site community sewer Fire Protection: CDF		<b>ACCEPTANCE DATE:</b> January 12, 2006	
<b>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT:</b> COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

## PROJECT OVERVIEW

The Woodlands Village is a 957-acre, mixed-use project located on the Nipomo Mesa west of the community of Nipomo on the east side of Highway One. The approved Specific Plan includes the following types of development: residential, commercial, resort, business park, golf courses, open space, trails, and a public park. Phase 1B includes 368 single-family residences (of 1,320 total number of dwellings allowed), a 9-hole golf course, trails and the public park on 206 acres.

## PROJECT HISTORY

On December 15, 1998, the Board of Supervisors certified the Woodlands EIR and adopted the Woodlands Specific Plan. The Specific Plan and EIR are intended to provide the framework for orderly development of the Woodlands property consistent with the San Luis Obispo County general plan. A Supplement to the Specific Plan EIR was certified on January 8, 2002, to amend the Growth Management Ordinance to allow for the implementation of the Woodlands Specific Plan within a 10-15 year time period. On December 17, 2002 the Board of Supervisors approved the tentative map, Tract 2341, that authorized the subdivision of the entire 957-acre site. On December 17, 2002, the Board of Supervisors also approved Phase 1A that is currently under construction. Each of the four major phases is required by the specific plan to have conditional use permit approval.

## PROJECT ANALYSIS

The phasing for the Woodlands will occur in four major phases (Phases 1A, 1B, 2A and 2B), beginning in the northwest quadrant of the property and moving clockwise ending in the southern end of the site. Although the tentative map is approved, final maps cannot be recorded in advance of Conditional Use Permit approval for that phase. The Conditional Use Permit process allows the county to verify that all of the objectives of the specific plan are being achieved as the project develops and address any significant changes in the environmental or neighborhood setting. It also helps pace the project in light of any limiting factors identified in mitigation measures (for example, the mass grading cannot occur faster than Air Pollution Control District thresholds for dust generation).

Section 5.3.3 of the Specific Plan allows the applicant to request that non-residential portions of the project be advanced to earlier phases. In this case, the applicant is requesting to rough grade and install the infrastructure for the resort site which appears in Phase 2A. The resort development will require future land use permit approval. At that time the number of room, the project features, the site layout, et cetera will be considered. The inclusion of resort site will not significantly increase the amount of grading that will occur with Phase 1B. The applicable mitigation measures are either being addressed with this project or are meant to be addressed with future use permits.

Specific Plan Standards And Mitigation Measures - The specific plan standards, mitigation measures, and conditions of approval from the subdivision that apply to this project have been carried over as conditions of approval. They include provisions for: mitigation monitoring, and impacts associated with noise, visual amenities, air quality, archaeology, biological resources and drainage. Many standards and mitigation measures have been met with the subdivision approval or project design, others will be met through revisions to plans that must be submitted for review and approval, others are performance standards that will require the applicant to do something prior to obtaining clearance to begin construction, and some are operational standards that require on-going performance.

Mass Grading - The grading for the Woodlands will be balanced on-site with the greatest cuts and fills occurring on the golf courses. The grading for phase 1B will take approximately seven months to complete, primarily because of APCD limits on the generation of fugitive dust. Mass grading can be approved as part of the tract improvements or with a grading permit, in either case all applicable standards and mitigation measures must be met prior to issuance of grading permits or start of tract improvements. Drainage issues must be addressed with grading, including, handling storm run-off on site, not allowing run-off to be directed to the bluff and provisions for temporary basins. The permanent drainage facilities that are being proposed by the applicant include a series of natural-looking swales and storm drains that will terminate in landscape features (primarily on the golf courses).

Residential Single Family - Residential development is to be consistent with the design standards and guidelines found in Specific Plan Sections 2.3.2 through 2.3.6 for the applicable lot-size ranges. Subsections B, C and D that contain provisions for allowable uses, parking and building envelopes (setbacks and lot coverage ratios) are standards the must be met. Subsections E and F are guidelines that must be met, unless the Planning Director determines that a particular guideline, when applied to a particular lot or lots, is found to be infeasible, impractical or in conflict with a Specific Plan standard or mitigation measure. Staff is encouraging the residential development to include features that will accommodate a variety of generational occupants. These features may be large backyards, units with three or more bedrooms, two master suites, accessibility, child-safety design or adjustable shelves and surfaces.

Golf Course – The Phase 1B golf course is a nine-hole course with short distances. The golf course is required to use, in part, treated wastewater for irrigation. The grasses are to be low-water using (as was required with Phase 1A). Landscape between the holes is to be low-water using with an emphasis on Central Coast native plants. The course will operate out of the existing clubhouse located in Phase 1A and the only structure(s) would be on-course restrooms. Night lighting is not allowed.

Parks and Trails – The applicant is required to dedicate the 11-acre park to the public, rough grade and provide utilities to the site. County Parks will be responsible for providing the facilities. The site may be used as a shared school site, if an agreement can be reached between the Parks Division and the school district. A shared site would be consistent with the specific plan, provided the community park features and communities access to the park remain. Three neighborhood parks are proposed for this phase. Staff is recommending these parks each contain play equipment. The Woodlands is required to build a perimeter equestrian path and an on-site path leading to the butterfly habitat area near the center of the site. Two segments of the perimeter trail and one segment of the on-site trail are required with this phase. The perimeter trail will connect with other off-site trails that will enable riders to get to the Woodlands trail system.

## **ENVIRONMENTAL DETERMINATION**

The Environmental Coordinator finds that the previously certified Final Environmental Impact Report (FEIR) is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified.

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As necessary, the mitigation measures applicable to this application have been placed into the conditions of approval. The mitigation measure number, as identified in EIR, is referenced in **bold** at the start of the condition of approval. The mitigation measures as approved by the Board of Supervisors are found in Appendix E of the Specific Plan. Some mitigation measures have been modified to address Phase 1B only.

## LAND USE ISSUES

### Neighborhood Compatibility

The Woodlands project is a village on the Nipomo Mesa that is surrounded on the north, east, and southeast by larger rural parcels developed with rural home sites, agricultural uses and greenhouses. Large stands of eucalyptus are common on the parcels surrounding the Woodlands. To the west is agricultural lands and an oil refinery. To the south are rural home sites and agricultural uses in the valley below. The other villages in the South County (Black Lake Village, Palo Mesa and Callender Garrett) have similar settings. The Vision Statement of the South County Area Plan identifies villages surrounded by rural areas as a significant feature of the character of the South County. To help the transition between the village and rural areas, a tree buffer around the perimeter of the site was required. The buffer will be enhanced with additional screening. An on-site trail system will be provided that can connect to other trails in the vicinity. The Woodlands is not meant to be a gated community isolated from the rest of the mesa. The public parks and public places will be available to the general public. Additionally, the development will be done in stages to minimize impacts to neighbors, and off-site roads will be improved. As designed and conditioned, this project will meet the objectives of the Woodlands Specific plan for a mixed-use project that is compatible with the community.

**AGENCY REVIEW:** The project was referred to: Public Works, CDF, Environmental Health, Agricultural Commissioner, Air Pollution Control District, Parks Division, the Building Division and the Nipomo Community Advisory Council. Responses were received from APCD, the Agricultural Commissioner, Environmental Health, and the Parks Division. All applicable conditions of approval have been carried over.

The Nipomo Community Advisory Council discussed this project on February 27, 2006 and did not make any specific recommendations. There were concerns in the community about traffic on Camino Caballo. There are four east-west roads that lead from Nipomo to the Woodlands (Dawn Road, Camino Caballo, Mesa Road and Eucalyptus Road). Of those four roads both Camino Caballo and Mesa Road are designated collectors in the South County Circulation Plan. The EIR determined that either road could be the primary east-west connection to Nipomo. The applicant through project design selected Mesa Road to be the primary east-west route leading into Nipomo from the Woodlands (see condition number 25a). Camino Caballo being a collector will still handle, and is capable of handling, a portion of the project's Nipomo traffic. Mitigation measure 4.2-4a (condition number 25b) identifies Camino Caballo as a secondary connection to Nipomo. Due to the equestrian use of Camino Caballo staff is recommending advisory signs of equestrian use be installed at the exit to Camino Caballo similar to those existing along Camino Caballo.

Staff report prepared by Jay Johnson and reviewed by Kami Griffin, Supervising Planner.

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## EXHIBIT A - FINDINGS

### CEQA

- A. The Environmental Coordinator finds that the previously certified Final Environmental Impact Report (FEIR) is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previously certified FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified

### *Conditional Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan and the Woodlands Specific Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies satisfy all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because drainage will be retained on site, construction activities and access are restricted, wastewater will be recycled for irrigation, greenwaste will be recycled, low-water plant material will be used, turf will be restricted, dust must be controlled, pesticides and herbicides must be handled in compliance with state and federal regulations, and all building and construction codes shall be met.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the perimeter buffer will be kept and enhanced, the project will not be gated from the community, trails and parks will be made accessible, drainage will be kept on site, and the residential and recreation development is similar to other projects in the vicinity.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the EIR identified Highway One and Willow Road as arterials, Via Concha, Mesa Road, and Camino Caballo as collectors, and Albert Road, Dawn Road and Eucalyptus Road as local roads all capable, as to be improved, of handling all traffic generated by this project.

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## EXHIBIT B - CONDITIONS OF APPROVAL

### **Authorized Use and Development**

1. This approval authorizes mass grading for Phase 1B for the area shown on the approved site plan. Mass grading is subject to the approval of a grading permit or as authorized with tract improvement plans.
2. This approval authorizes 369 single-family residential units, parks, trails and entry features subject to the recording of the applicable final maps with Tract 2341. This approval does not supersede Development Plan S990187U.
3. This approval authorizes a nine-hole golf course.
4. This approval also authorizes infrastructure for the 11-acre park site and 17-acre resort site.

### **Site Development**

5. Prior to commencing with grading activities, the applicant shall receive written authorization from the Department of Planning and Building. The Department shall confirm that all applicable conditions of approval and Specific Plan requirements have been met prior to issuing written authorization.
6. Site development within Phase 1B shall be consistent with the conditions of approval, in substantial conformance with Development Plan sheets DP-1 through DP-5 and provided the following:
  - a. safe sight distance at the entryways;
  - b. access to the trail system;
  - c. adequate screening from Camino Caballo and Viva Way; and,
  - d. play equipment for the three neighborhood parks.

### **Landscape**

7. **Prior to commencement of grading or issuance of construction permits**, the applicant shall submit final landscape plans, to be approved by the Department of Planning and Building. The final landscape plans shall be consistent with the conditions of approval, in substantial conformance with Development Plan sheets DP-1 and DP-2, meet the low-water using requirements of the Woodlands Specific Plan, and include provisions for buffer screening enhancement.
8. Grasses within the golf course shall be limited to the in-play areas only and have consumption rates equal to or less than the low-water rates of the Phase 1A course.
9. **Mitigation Measure 4.1-6c:** All other golf course landscaping shall be drought-tolerant, have low water requirements, utilize drip-irrigation where possible, and be composed of at least 50 percent Central Coast natives.
10. Approved landscape shall be installed prior to final building inspection or establishment of the use.

### **Residential Single-Family Development**

11. Residential development shall be consistent with the design standards and guidelines found in Specific Plan Sections 2.3.2 through 2.3.6 for the applicable lot-size ranges. Subsections B, C and D that contain provisions for allowable uses, parking and building

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envelopes (setbacks and lot coverage ratios) are standards that shall be met. Subsections E and F are guidelines that must be met, unless the Planning Director determines that a particular guideline, when applied to a particular lot or lots, will be infeasible, impractical or in conflict with a Specific Plan standard or mitigation measure.

12. Residential development shall be designed to accommodate a variety of generational occupants. This may include features such as, large backyards, three or more bedrooms, accessible design, two master suites, child-safety design, or adjustable shelves and surfaces.

#### **Condition Compliance and Monitoring**

13. **Prior to preparation and submittal of final plans** (eg., final maps and documentation, tract improvement plans, detailed grading plans, construction permits, landscape plans), the applicant shall conduct pre-submittal meetings with Department of Planning and Building and other applicable staff, to determine the necessary requirements and protocol for submitting and reviewing plans to fulfill the conditions of approval, the provisions of the Woodlands Specific Plan or other applicable provisions of county code and state law.
14. **Prior to issuance of grading or building permits, or approval of tract improvements**, the applicant shall fund an environmental monitor to be approved by the county. This monitor shall be under contract with the county and will be responsible for verifying compliance with all mitigation measures and conditions of approval, for all phases requiring environmental mitigation and as required by condition numbers 15, 39, 40, 41, 42, and 43.
15. **Prior to start of construction**, the applicant shall submit a copy of a monitoring program (or environmental quality assurance plan) prepared by the environmental monitor subject to approval by the Department of Planning and Building. The monitoring plan shall include the following:
  - a. Designation of the Applicant's environmental monitor.
  - b. Goals, responsibilities, authorities, and procedures for verifying compliance with environmental mitigations.
  - c. Schedule of monitoring during construction.
  - d. Chain of command of the environmental monitoring.
  - e. Training program for all construction crew members.
  - f. Provisions for lines of communication and reporting methods. Submittal of weekly monitoring reports (unless otherwise directed by the Department) during construction activities and preparation of a completion report after construction as well as other monitoring documentation requirements specified in the individual measures contained in conditions of approval.
  - g. Provisions for site access.
  - h. County, state and federal permit conditions and method of compliance.
  - i. Authority to stop work and action to be taken for non-compliance.

#### **Common Areas**

16. Common areas shall be maintained, by the applicant or successors in interest, in a manner consistent with approved plans or open space agreement, as applicable.
17. Streets within the subdivision shall be maintained by the applicant or successors in interest until they are accepted by a public agency.

18. Drainage basins, basin fencing and basin landscape shall be maintained, by the applicant or successors in interest, in a manner consistent with approved plans.

#### **Water**

19. **Mitigation Measure 4.7-4a: Prior to issuance of grading or construction permits,** plans for the golf course will identify that reclaimed water will be utilized as a source to irrigate large landscaped areas. **Prior to issuance of construction permits,** plans shall show that a dual-piping system will be installed, to the satisfaction of the County, to accommodate the future use of reclaimed water. Pipelines for reclaimed water shall be clearly identified and shall meet Health and Safety Code Title 22 requirements.
20. Residential development shall include the low-water using features developed for Phase 1A, including but not limited to, landscape to be less than 50% turf, drip irrigation, native plant recommendations, low-flow fixtures, and hot water circulation systems (or equivalent systems that provide on-demand hot water).
21. Residents and commercial operators shall receive copies of the approved water conservation education program and any approved amendments to the program.

#### **Roads and Access**

22. Construction access points shall be consistent with the Specific Plan and in locations approved by County Public Works or Caltrans. These locations shall be clearly identified on project plans and in the field. Where feasible, construction equipment shall remain on-site. Local roads, including Dawn Road, Camino Caballo, Mesa Road, Eucalyptus Road and Albert Way shall not be used for construction traffic.
23. On-site roads are to be constructed with this Conditional use Permit, they shall constructed within a dedicated right-of-way to Specific Plan approved sections.
24. Roads and utilities shall be extended to the edge of Phase 1B to the undeveloped portions of the site. As necessary, for emergency and service vehicles, temporary turnarounds shall be used until such time as subsequent phases are developed. Where required by Specific Plan standards or mitigation measures, roads and utilities shall be extended beyond the limits of each phase (including both on-site and off-site improvements).
25. **Mitigation Measures 4.2-1a and 4.2-4a:** Off-site streets constructed to A-1 (rural) sections from the property to paved county maintained roads as follows:
  - a. **Prior to recordation of the final map within Phase 1A that includes the 335th residential lot or with the first final map of Phase 1B - Mesa Road:** improve to County A-1 (rural) standards between the Phase 1A boundary and Tefft Street.
  - b. **Prior to recordation of the first final map in Phase 1B - Willow Road/Pomeroy Road:** Intersection widening to provide appropriate left- and/or right-turn lanes and installation of traffic signals; or make the improvements for a second east-west connection as follows: - **East-west Connections:** construct Eucalyptus Road to a Specific Plan Section from "A Street" (Via Concha on-site west of the village center) to the existing county maintained portion of Eucalyptus Road at the easterly project boundary; or construct Camino Caballo to County A-1 (rural) standards from the project entrance to Pomeroy Road.



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26. Public roads into the site and within the site are not to be gated nor is access to be restricted.
27. **Mitigation Measure 4.2-2a:** In addition to the road improvement requirements found in the tract conditions of approval, the applicant shall provide their fair share to construct area roads by paying the applicable South County Road Improvement fee (which includes Willow Road extension and interchange) as follows:
  - a. Fees for Phase 1B shall be paid with building permit applications.
  - b. Fees for the Phase 1B golf course shall be paid prior to establishment of the use.

#### Trails

28. Prior to recordation of the final map for each phase of the Woodland's Specific Plan, the applicant shall offer to the County an easement for a minimum forty (40) foot wide trail corridor located along the Woodland's Specific Plan perimeter (the entire site) subject to the review and approval of the Parks Division.
29. **Prior to recordation of the first final map in Phase 1B**, subject to the review and approval by the Parks Division, the applicant shall design and construct the Phase 1B portion of the detached perimeter equestrian trail along the Camino Caballo frontage from Via Concha to Viva Way and along the Viva Way frontage from Camino Caballo to Mesa Road. The equestrian trail shall be a minimum of 12 feet wide. The surface may be natural sand. Trail design shall make all efforts to avoid tree removal. At least 75% of required tree densities shall be retained. All trees removed shall be re-planted on a 1:1 basis in close proximity of the removed trees. Due to the highly erosive nature of equestrian trails, for areas left as sand, drainage and erosion control improvements (e.g., railroad ties creating large steps) shall be installed in areas which have 10% slopes or greater.
30. Other trails interior to the project, as shown on the Woodlands Trail Plan, dated July 24, 2001, shall be installed **prior to recordation of the first final map within the respective phases**. Trails and open space not designated in conditions 28 and 29 above shall be owned and maintained by a homeowners association or similar entity.
31. **Prior to recordation of the final map or improvement plan approval for each phase**, the applicant shall provide an Amenity Plan which includes fencing, landscaping, bollards, and signs for the proposed trail system, park and staging area for that phase. The Amenity Plan shall be subject to the review and approval of the Parks Division. Proposed landscaping along public trails and within the staging area shall be drought tolerant and low maintenance. Fencing should generally be natural and low scale. Trail signs should indicate allowed uses. Where a bicycle path is located adjacent to the equestrian trail, a minimum four foot wide separation (shoulder) shall be provided between the bicycle path and the equestrian trail. Landscaping and/or a split rail fence shall be provided between the two uses as deemed necessary by County Parks Division. In addition, for safety and/or aesthetic purposes, landscaping and/or a split rail fence shall be provided along the trails' perimeter. The applicant shall install amenities for each phase consistent with the Amenity Plan.
32. Near the Camino Caballo exit, the applicant shall post advisory signs that identify Camino Caballo as an equestrian route. Sign location and type shall be coordinated with County Public Works.

### **Transit**

33. Transit facilities shall be incorporated into the project as follows:

- a. **Mitigation Measure 4.3-2a: Prior to occupancy of residential units**, the applicant shall coordinate with the South County Area Transit and Dial-a-Ride, which currently serve the Arroyo Grande community north of the Nipomo Mesa area to determine when expansion of their route system to serve the project site would be appropriate.
  - b. Public road improvement, grading and landscape plans shall make provisions for future transit stops in the following locations: 1) on Camino Caballo near the project entrance; and, 2) near the Mesa Road entrance.
34. At the time transit service is made available to the Woodlands, the transit sites identified in condition number 33 shall be constructed to county standards in consultation with the transit authority. The locations may be modified or delayed with Planning Director and County Public Works approval, in consultation with the transit authority. All transit facilities shall be sheltered, unless the transit authority or Public Works determines the shelters to be infeasible or impractical.

### **Noise**

35. **Mitigation Measure 4.5-1a:** All applicable plans shall show construction work will be limited to between 7:00 a.m. and 6:00 p.m. for Monday through Friday, between 8:00 a.m. and 5:00 p.m. on Saturday, with no work allowed on Sunday. The applicant shall notify all employees, contractors and/or subcontractors of this condition prior to their initiating work at the project site.

### **Visual Impacts**

36. **Mitigation Measure 4.6-1a:** Throughout the life of the project, in the perimeter buffer areas tree thinning shall be limited to the removal of deadwood and clearing for proposed trails. As with the Monarch Butterfly sensitive resource area, forest density shall be maintained within the range of 300-350 trees/acre (12 to 15 feet between trees) with a basal area in the range of 65-150 square feet/acre (see Section 4.4, Biological Resources). Cut stumps will generally re-sprout; these trees should be trimmed to a single stem after five years. No branches of any healthy tree within the perimeter buffer shall be removed. If for any reason tree density falls below this range or as determined necessary by the Planning Director, the buffer vegetation shall be enhanced with trees or shrubs to provide additional screening.

### **Archaeology**

37. **Mitigation Measure 4.8-1c:** In accordance with the County Land Use Ordinance, Section 22.05.140, in the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply within 50 yards of the discovered resource:
- a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so proper disposition may be accomplished.

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38. **Mitigation Measure 4.8-1d:** If archaeological resources encountered are found to be important, the applicant shall provide reasonable funding and adequate time for recovery of such resource, or the equivalent avoidance measure as approved by the County.

**Biological Resources**

39. **Mitigation Measure 4.4-1c: Prior to tree cutting, tree removal or issuance of a construction permit,** the applicant shall retain a county-approved, qualified project biologist (wildlife biologist and/or botanist) or equivalent professional to oversee all aspects of project implementation that pertain to compliance with biologically-related mitigation measures (mainly described in this section), as applicable. The applicant shall work with the biologist so all employees, contractors, subcontractors, etc. are informed of any special biologically sensitive areas/ conditions that need to be avoided during construction.
40. **Mitigation Measure 4.4-4a: Prior to issuance of any tree cutting, tree removal, construction or grading permit involving the disturbance of vegetation,** a county-approved qualified biologist shall be retained to: 1) conduct a contractor education program; 2) identify and stake all biologically sensitive areas; 3) monitor all construction activities in areas supporting sensitive biological resources; 4) scheduling and implement surveys for raptor nests; 5) inform the County, the project engineer and the project general contractor if there are construction activities that threaten significant biological resources for which no mitigation measures have been identified in this EIR; and 6) develop alternative and comparable mitigation measures, where possible, to significantly reduce new potential impacts not previously identified. The resident engineer and contractor shall then cease such construction activities until appropriate mitigation measures are implemented.
41. **Mitigation Measure 4.4-4b: Prior to tree cutting, tree removal or issuance of a construction permit,** all sensitive habitat areas to be avoided shall be clearly marked on project maps and provided to the contractor by the project biologist. These areas shall be clearly designated as "no construction" or "limited construction" zones. These areas shall be flagged by the project biologist prior to construction activities. In some cases, resources may need to be fenced or otherwise protected from direct or indirect impacts, as determined by the project biologist.
42. The monarch butterfly habitat area shall not be encroached upon by construction activities.
43. **Mitigation Measure 4.4-3c: Prior to tree cutting, tree removal or issuance of any construction permit,** to avoid conflicts with nesting raptors, construction activities shall not be allowed during the nesting season (March to July), unless a county-approved, qualified biologist has surveyed the impact zone and determined that no nesting activities will be adversely impacted. At such time, if any evidence of nesting activities are found, the biologist will determine if any construction activities can occur during the nesting period and to what extent. The project biologist shall also conduct periodic (monthly) surveys for raptors which move onto the site during construction. It is assumed that species using the site under these conditions will be somewhat resistant to construction-related disturbance; however, the results of the surveys will be passed immediately to the CDFG and the County, possibly with recommendations for variable buffer zones, as needed, around individual nests.
44. **Mitigation Measure 4.4-6a: Prior to final inspection of projects involving eucalyptus tree removal and throughout the life of the project,** the increased effects of wind throw and blow-down of trees may require additional silvicultural effort, including

trimming of limbs (except in the monarch butterfly wintering area) and replanting. Stands should be monitored yearly by a certified arborist, in winter or early spring, for signs of beetle activity with copies of the evaluation submitted to the County. If infested trees are noted, the entire tree should be removed immediately and disposed of off-site. Exposed stands may also be more vulnerable to drought, and in the event of severe drought stress, irrigation may be necessary. As warranted to maintain perimeter screening, provide monarch butterfly protection or retain visual screening of visible interior areas, replacement trees shall be planted.

### **Drainage**

45. Drainage shall be retained on-site in basins approved by County Public Works through tract improvement plans or grading permit applications. The design of the basins to be approved by the Public Works Department, in accordance with county standards and the provisions of the Woodlands Specific Plan.
46. If necessary, temporary sedimentation basins, approved by County Public Works, shall be installed **prior to tree removal or grading activities**.
47. Drainage basins, basin fencing and basin landscape shall be maintained, by the applicant or successors in interest, in a manner consistent with approved plans.
48. **Mitigation Measure 4.11-3:** The applicant shall continue to employ the construction stormwater quality management practices as approved by the Regional Water Quality Control Board.

### **Air Quality**

50. Grading for Phase 1B shall be consistent with APCD limits on fugitive dust generation.
51. **Mitigation Measure 4.3-1g:** The applicant shall submit a Construction Activities Management Plan for Phase 1B activities, consistent with the APCD letter of February 9, 2006, to be approved by APCD prior to commencement of grading activities.
52. **Mitigation Measure 4.3-1e:** Ground cover shall be re-established on the construction site through seeding and watering, as soon as is feasible or immediately following completion of grading, whichever occurs first. The following native seed mix is recommended for areas that are adjacent to or within existing or future native areas (namely coastal sage scrub). Barley seed shall be applied to all other areas.

#### **"CHAPARRAL/SAGE SCRUB" SEED MIX**

<u>Species</u>	<u>lbs/ac</u>
<i>Adenostoma fasciculatum</i> (chamise)	0.50
<i>Artemisia californica</i> (California sagebrush)	0.25
<i>Ceanothus cuneatus</i> (buckbrush)	1.00
<i>Dendromecon rigida</i> (bush poppy)	0.25
<i>Eriogonum parvifolium</i> (buckwheat)	0.20
<i>Eriophyllum confertiflorum</i> (golden yarrow)	0.20
<i>Eschscholzia californica</i> (California Poppy)	0.50
<i>Heteromeles arbutifolia</i> (toyon)	0.20
<i>Lotus scoparius</i> (deerweed)	1.20
<i>Mimulus aurantiacus</i> (bush monkeyflower)	0.25
<i>Nasella (Stipa) pulchra</i> (purple needlegrass)	1.50
<i>Salvia mellifera</i> (black sage)	0.50

53. **Mitigation Measure 4.3-1f:** Trucks, prior to leaving the site, shall be washed off.

#### **Fire Safety**

54. **Prior to issuance of construction permits,** fire hydrants shall be installed and tested.
55. **Prior to tree cutting, tree removal and construction activities** in areas that have flammable vegetation, the applicant shall meet with CDF/ County Fire, Fire Prevention Battalion Chief or his designee, to develop a Fire Prevention/Ignition Management Plan. The plan shall cover the following issues: spark arresters, clearance issues, fire weather, fire reporting, first aid firefighting, water supply, and fire department access.
56. **Mitigation Measure 4.7-1c: Prior to the issuance of a construction permit,** plans shall be submitted to the CDF/SLO County Fire Department during the plan check phase; the project shall be required to meet all the applicable codes, including street width, water supply, alarm systems and others.
57. **Mitigation Measure 4.7-1d: Prior to issuance of grading/construction permits or approval of subdivision map improvements,** the applicant shall show on construction plans a minimum distance of 30 feet between eucalyptus trees and any structure, with regular clearing of tree understory to minimize potential fire risk, in accordance with CDF/ SLO County Fire Department requirements.
58. **Mitigation Measure 4.7-1e: During the construction phase,** access to surrounding streets and highway shall be kept clear and unobstructed during tree removal and construction. With improvement plans and tree removal plans, the applicant shall submit the construction equipment circulation plan, which identified key routes to remain clear at all times for fire equipment access. All stored and parked construction equipment and materials shall be kept on the project site in such a way to avoid obstruction of traffic circulation, especially during traffic peak hours.
59. **Mitigation Measure 4.7-1f:** As required by the County of San Luis Obispo Fire Department, access for fire equipment shall be maintained **during construction**.
60. **Mitigation Measure 4.7-1g: During tree removal and construction,** adequate water supplies for fire flow must be identified as a part of the fire safety plan and be fully available **prior to the commencement of any tree cutting, tree removal or construction work**.
61. **Mitigation Measure 4.7-1h:** The applicant shall continue to comply with the approved Vegetation Management Plan in accordance with CDF wildland fire prevention criteria.
62. **Mitigation Measure 4.7-1i: Prior to issuance of a construction permit,** hydrant flow testing of all hydrants in the project area must be done to determine if the waterlines can meet the necessary fire flow.

#### **Affordable Housing**

63. For each major phase, the applicant shall make provisions for affordable housing units at a ratio of 3% of the total number of housing units for that phase. Housing sales prices and or rent levels, and methods for the continued availability of the affordable housing shall be in compliance with Land Use Ordinance Section 22.04.094.

2-14

### **Plans**

64. **As necessary to construct roads or install utilities associated with this development plan**, improvement plans be prepared in accordance with San Luis Obispo Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the County Engineer, County Health Department, APCD and Department of Planning and Building for approval. The plans to include:
- a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Water plan (County Health).
  - d. Sewer plan: including provisions for review, inspection, and certification (County Health).
  - e. Grading and erosion control plan for subdivision related improvement locations.
  - f. Public utility.
  - g. Street lighting (to be high efficiency lights and consistent with APCD requirements).
65. The applicant shall enter into an agreement with the county for inspection of said improvements, and for checking the improvement plans.
66. The engineer, upon completion of the improvements, must certify to the County Engineer that the improvements are made in accordance with Planning Commission requirements and the approved plans.
67. All public improvements for each final map shall be completed prior to occupancy of any new structure of that phase.

### **Utilities**

68. To be installed to provide service to any approved structure or as applicable with any road improvement associated with this development plan:
- a. Electric and telephone lines shall be installed underground.
  - b. Cable T.V. conduits shall be installed in the street.
  - c. Gas lines shall be installed.
  - d. Streetlights be installed per Specific Plan and APCD requirements.

### **Right to Farm**

69. The applicant shall notify prospective buyers of the county's Right to Farm Ordinance currently in effect at the time said deeds are recorded and supplemental disclosure of the nature of nearby agricultural activities.

### **Public Parks**

70. The applicant shall offer (in fee) with the first final map of Phase 1B the public park located at the northeast corner of Mesa Road and Viva Way.

### **Greenwaste**

71. **Mitigation Measure 4.7-6a: Prior to issuance of building permits**, the greenwaste generated by the Phase 1B golf course shall be handled in the same manner as the Phase 1A course as approved by County Public Works.

2-15

### **Hazardous Materials**

72. **Mitigation Measure 4.10-2a:** Upon submittal of any golf course application, the applicant shall have consulted with a qualified landscape architect to ensure that the golf course is designed in accordance with standard and accepted course design, is landscaped with species adapted to the local climate, and has incorporated other applicable mitigation measures. Plantings adapted to the local climate would be more resistant to pests and drought, and less likely to require intensive application of chemicals. Landscape design should also include:
- a. consideration of typical plant pests in this part of the State and types of pesticides effective in this region;
  - b. nonchemical control procedures that would help reduce dependence on agricultural chemicals, such as cultivation of turf areas to maximize absorption of rainfall, provisions for hand weeding, and preventative mowing of greens to minimize dew and fungus;
  - c. irrigation rates appropriate for minimizing runoff;
  - d. an adequate buffer around any wetlands and water bodies that are constructed as part of the golf course to minimize chemical transport of fertilizers and pesticides to surface water (Balogh and Walker, 1992, p. 470, Lagin, 1993, p. 28, and Love, 1992, p.36); and
  - e. design of a drainage system to minimize chemical transport to groundwater.
73. **Mitigation Measure 4.10-2b:** As a part of the Integrated Pest Management (IPM) Program, the following is recommended: Prior to application of pesticides or fertilizers, samples and measurements shall be taken for plant and insect pests on the course, and a narrow spectrum of pesticides selected from those specified in the IPM Program to control the specific problems indicated by the test samples.
74. **Mitigation Measure 4.10-2c:** Prior to approval of a golf course permit, the applicant shall submit a revised Integrated Pest Management (IPM) Program prepared by its pest control contractor that would be submitted for approval to the County Agricultural Commissioner and the County Environmental Health Division. The IPM Program would be prepared prior to project approval by an experienced applicator of pesticides and fertilizers licensed by the State of California. At minimum, the following elements should be included:
- ☐ Recommendations for each herbicide, insecticide, and fungicide that could be used as part of golf course maintenance activities.
  - ☐ Restrictions regarding use of each recommended pesticide and procedures for its application clearly specified. Safety data sheets for each product should be included.
  - ☐ Guidelines for fertilizer application rates that would encourage absorption of chemical fertilizers through plant growth. Runoff contamination could be minimized by use of slow-release fertilizers and an application schedule that takes seasonal runoff patterns and the course irrigation schedule into consideration.

2-16

- ☐ Identification of soluble, fast-leaching products that should be avoided.
- ☐ An agricultural chemical storage plan requiring that the golf course operator store agricultural chemicals only in properly secured structures with spill containment features that conform with hazardous materials storage requirements (this is a legal requirement under FIFRA).
- ☐ Provisions for alternative nonchemical or advanced pest control procedures under development to supplement application of agricultural chemicals (City of San Jose, 1993).

75. **Mitigation Measure 4.10-3a:** As a part of the application submitted for golf course development, the golf course shall be designed to include storage of hazardous materials only in properly secured structures, with secondary spill containment features to prevent spills from escaping, such as concrete floors and berms. The containment features shall provide the following:

- a. 100-percent containment of all stored liquids. Minor spills should be contained by the structure.
- b. Sprinklers for fire suppression to provide 20 minutes of fire protection sprinkler water flow.
- c. Flammable solvents shall be stored in safety cans or cabinets and away from any source of ignitions.
- d. incompatible materials should be kept separated.

Prior to final inspection of the golf course operation, the local Fire Department shall inspect the structure to assure that there is adequate sprinkler water containment in the event of a fire. The project sponsor will also be required to obtain a hazardous materials storage permit from San Luis Obispo County.

76. **Mitigation Measure 4.10-3b:** Prior to approval of a discretionary permit, in order to promote proper handling and storage of hazardous materials, the applicant shall implement the procedures itemized below, as applicable:

- a. Fertilizers and pesticide storage shall be limited to available covered space only. Outdoor storage of excess quantities will not be allowed.
- b. Only chemicals currently approved for use on the course shall be stored in the maintenance facility at any time. Leftover chemicals from any one-time application would not be stored, but would be disposed of properly in a timely manner.
- c. Maintenance vehicles shall transport only sufficient quantities of fertilizers and pesticides to complete the current day's work. All leftover chemicals and application equipment would be returned to the maintenance facility when not in use at the end of every workday.
- d. Herbicides or other pesticides will be applied with hand-trigger, manual equipment only. No fogger or truck-mounted hose-end applications will be acceptable.



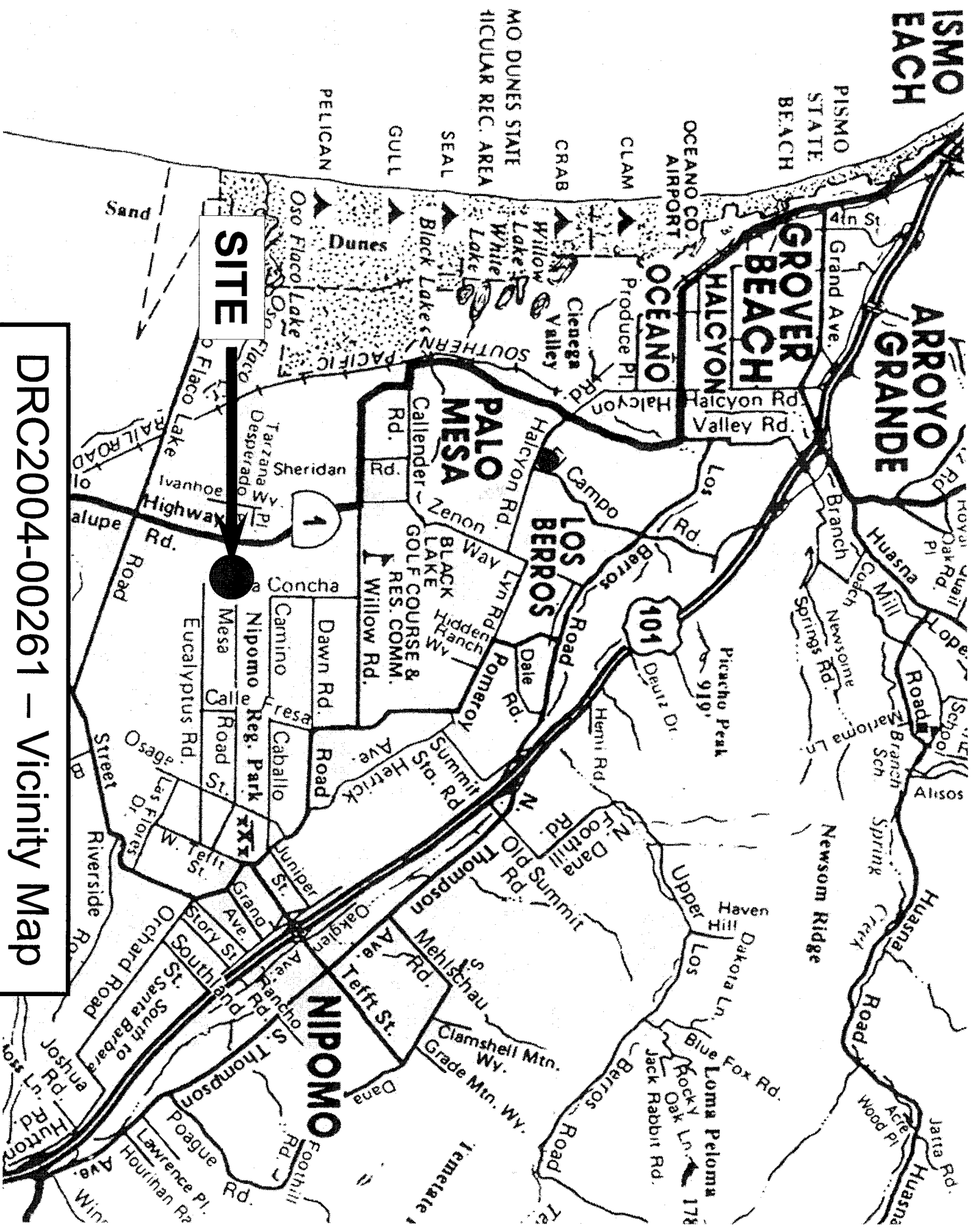
2-17

- e. Records shall be kept of all chemical applications in accordance with California Department of Agriculture requirements.
- f. No applicator rinse waters or any other waters known to contain fertilizer or pesticides shall be allowed to enter surface waters, including any storm drains or other conveyances that drain to surface waters, at any time. Fertilizer rinse waters may be drained to a sewage line or retained and reapplied to turf.
- g. Prior to Development Plan approval of the golf course, the golf course superintendent shall develop and implement a chemical spill response plan. The plan shall include at a minimum:
  - 1) posting of a requirement for immediate notification of the County Environmental Health Division;
  - 2) specifications for spill cleanup equipment to be maintained, adequate to contain and clean up any solid or liquid spill; and
  - 3) descriptions of procedures to be followed in the event of a solid or liquid spill, including procedures to prevent spilled material from entering a storm drain, wetland, or waterway.

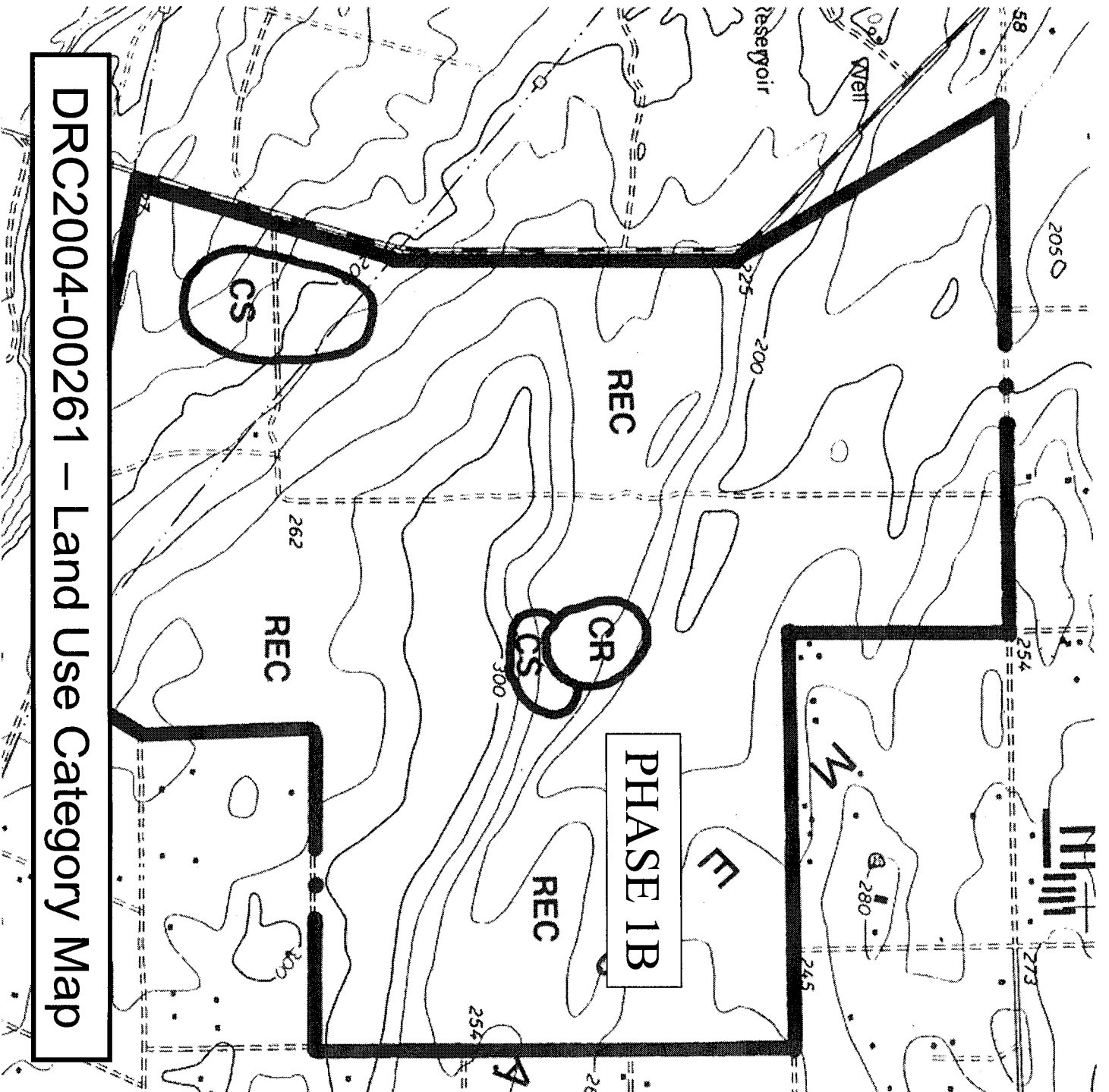
**Miscellaneous**

- 77. An agreement(s) shall be recorded between the golf course operator(s) and the sewer plant operator to take treated water for golf course use and between the homeowners association and golf course operator(s) to take storm water run-off, with hold harmless clauses in each.
- 78. Prior to completion of Phase 1B, the applicant shall provide approximately 3,000 square feet of office space, without holding cells or jail facilities, and secured parking for approximately five automobiles for the County Sheriff's Department in or near the village center. A preliminary lease agreement prepared in consultation with the County Sheriff shall be submitted with the Development Plan application for Phase 1B.
- 79. The golf course shall not be lit for evening play.
- 80. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

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2-20

Dawn Road

# THE WOODLANDS

PHASING MAP

FOR VESTING TENTATIVE MAP #2341

Camino Caballo

PHASE 1A

PHASE 1B

Highway One

PHASE 1B

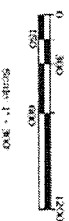
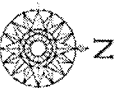
PHASE 2A

PHASE 2B

Eucalyptus Road

VICINITY MAP

Mesa Road



PREPARED BY:



**RRM DESIGN GROUP**  
*Creating Sustainable People's Living*

3755 South River Street, Suite 101, San Jose, California 95128  
Phone: (408) 253-1000 Fax: (408) 253-1001  
www.rrmgroup.com

DRC2004-00261 – Phasing Map

SEPTEMBER 23, 2002

2-21

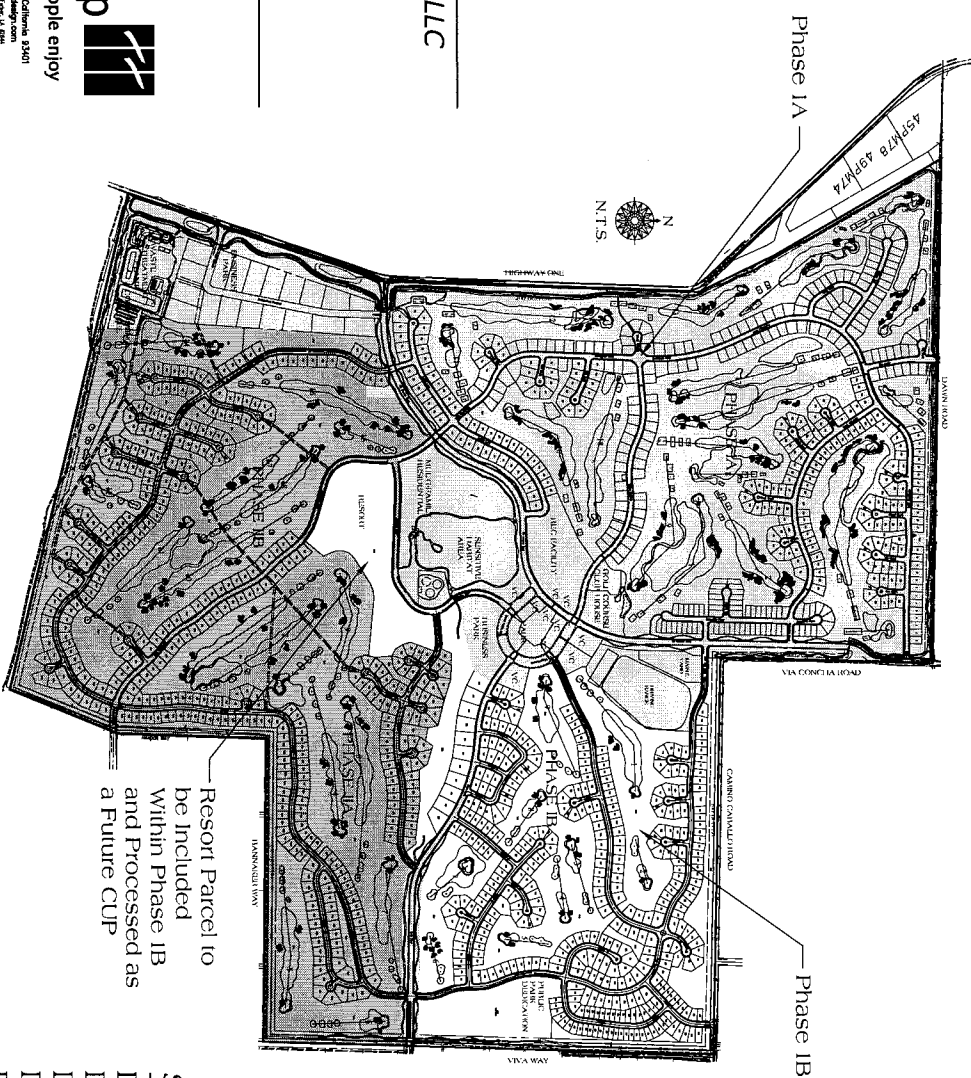


# THE WOODLANDS

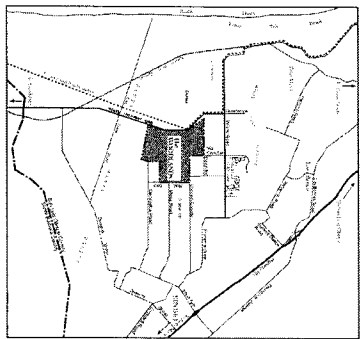
## Phase IB (CUP) Development Plan

### Project Details

(For more information see Project Description)



Resort Parcel to be included within Phase 1B and Processed as a Future CUP



VICINITY MAP

#### SHEET INDEX

- DP-1 Landscape Plan
- DP-2 Neighborhood Parks
- DP-3 Conceptual Monumentation
- DP-4 Walls & Fencing
- DP-5 Circulation & Trails

DEVELOPER:

Woodland Ventures, LLC

PREPARED BY:

Wallace Group  
Graves & Pascuzzo

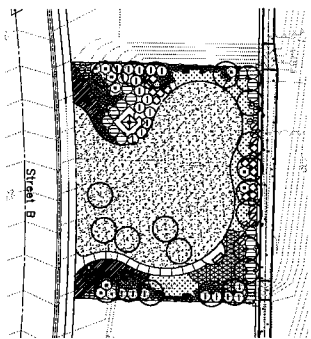


JUNE 6, 2005

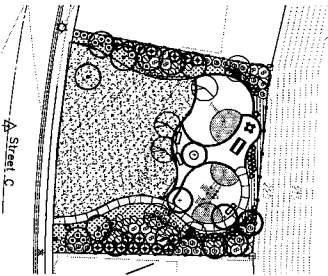
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P: (805) 545-1794 | F: (805) 545-4608 | [www.rmdesigngroup.com](http://www.rmdesigngroup.com)  
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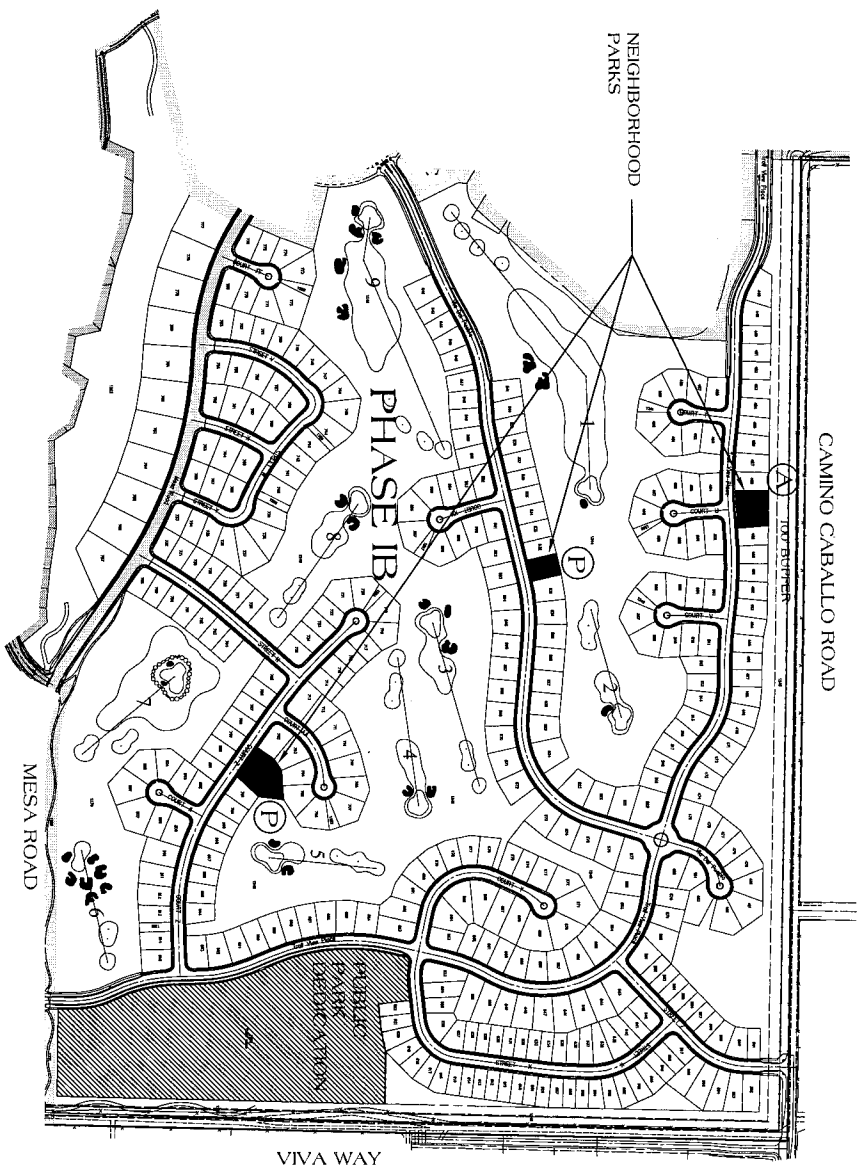
2-23



NEIGHBORHOOD PARK - TYP  
WITHOUT PLAY EQUIPMENT  
1"=30'  
P = PASSIVE PARK



NEIGHBORHOOD PARK - TYP  
WITH PLAY EQUIPMENT  
1"=30'  
A = ACTIVE PARK

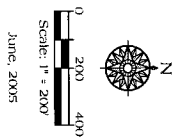


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2700 South Loop West, Suite 1001, Fort Worth, Texas 76104  
P: (817) 342-1791 F: (817) 342-4489 | rrm@rrmdesigngroup.com  
All drawings, unless noted, shall be based on 2005 U.S. Census Bureau 1:100,000 scale.

# THE WOODLANDS

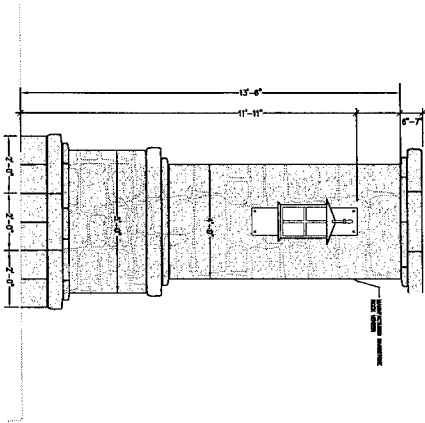
## PHASE IB: DP-2



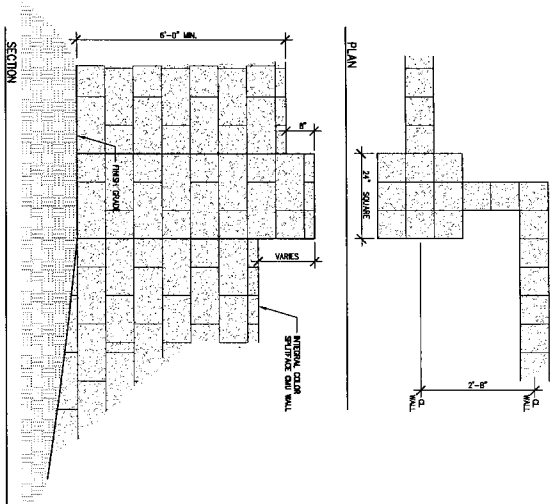
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June, 2005

# NEIGHBORHOOD PARKS

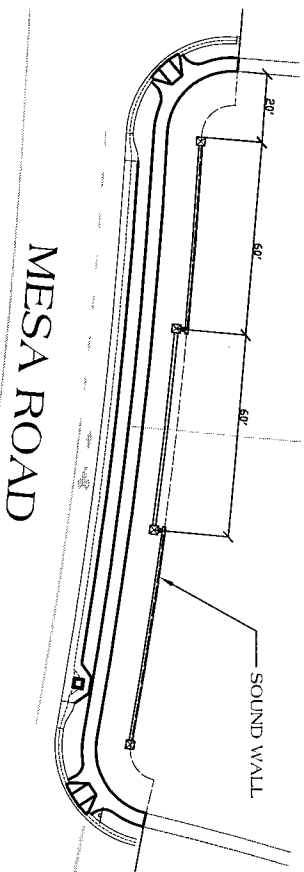
2-24



ENTRY MONUMENT & LIGHT  
@ CAMINO CABALLO (SEE DP-4)  $\frac{1}{2}'' = 1'$



SOUND WALL  $\frac{1}{2}'' = 1'$



SOUND WALL - TYPICAL LAYOUT CONFIGURATION  
PLAN VIEW - SEE DP-4 FOR LOCATIONS  $\frac{1}{2}'' = 1'$



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# THE WOODLANDS

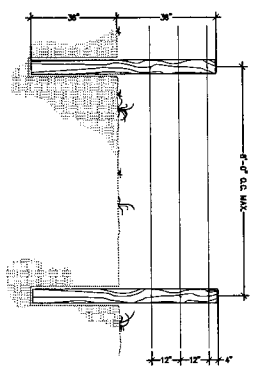
## PHASE 1B: DP-3

### CONCEPTUAL MONUMENTATION & WALLS

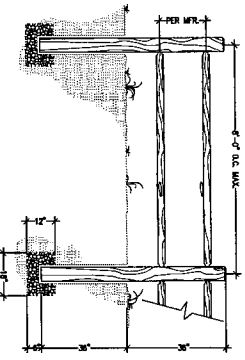
JUNE, 2005



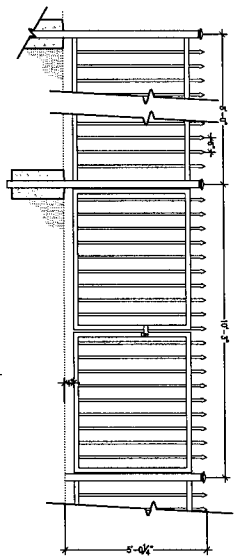
2-25



SECTION VIEW  
WIRE FENCE

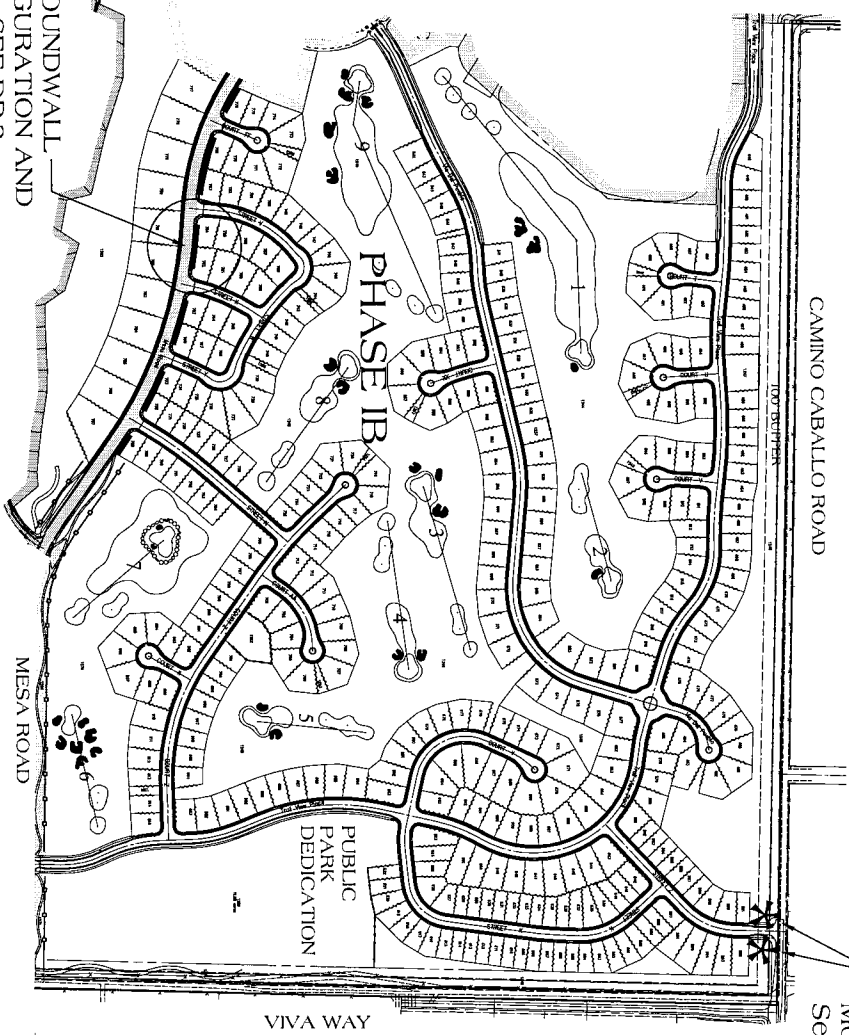


SECTION VIEW  
LODGE POLE FENCE

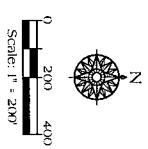


SECTION VIEW  
WROUGHT IRON FENCE

FOR SOUNDWALL  
CONFIGURATION AND  
DETAIL SEE DP-3



- WIRE FENCE
- LODGE POLE FENCE
- WROUGHT IRON FENCE
- PRIVACY FENCE (TBD)
- SOUND WALL (DP - 3)



Scale: 1" = 200'  
June, 2005

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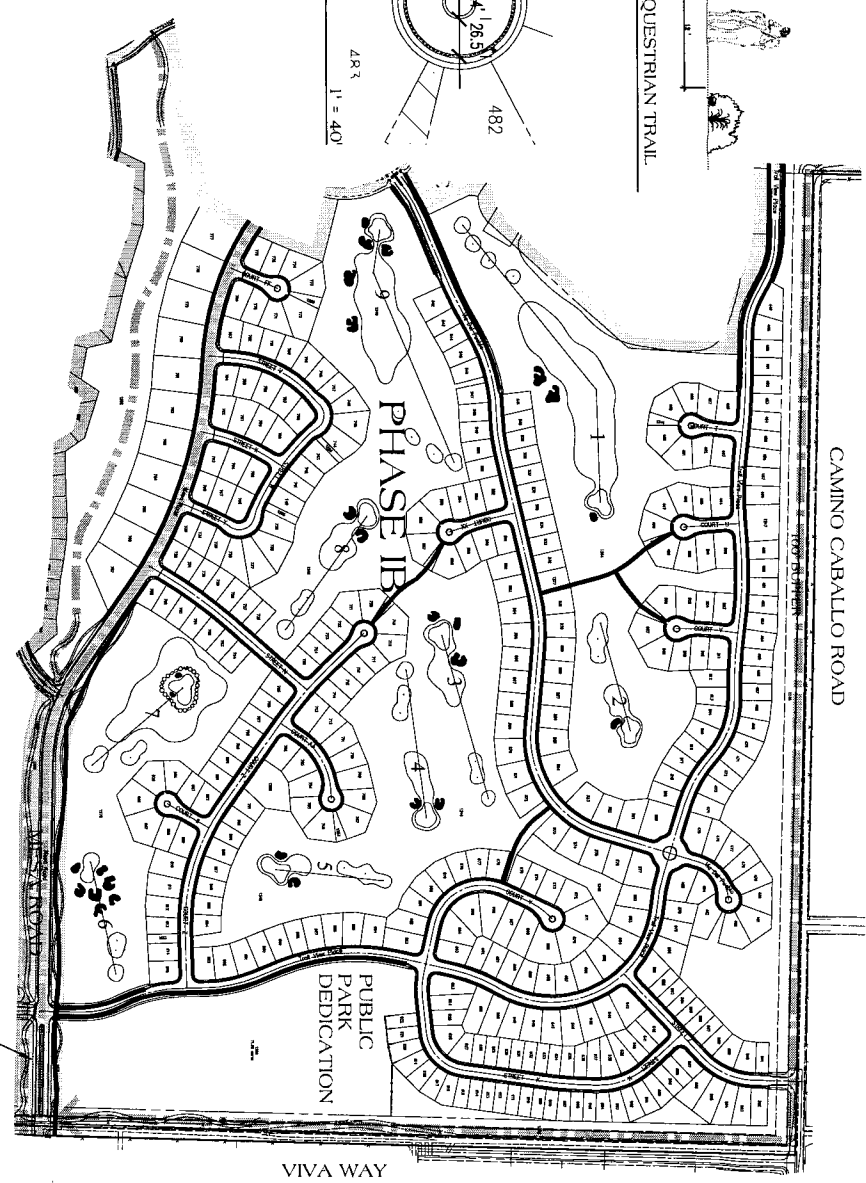
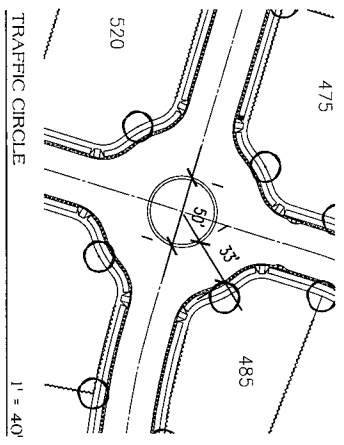
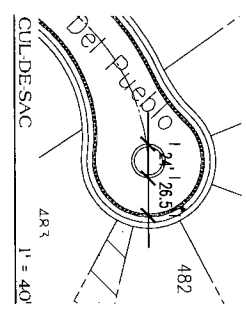
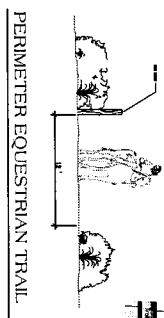
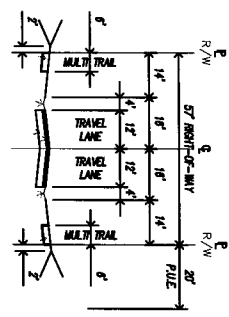
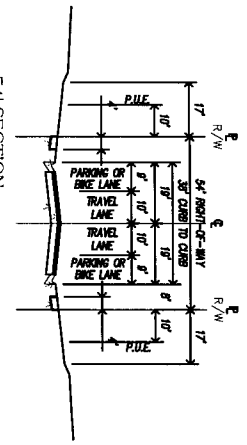
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# THE WOODLANDS

## PHASE IB: DP-4

### WALLS & FENCING

2-26



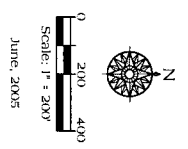
- LEGEND**
- Equestrian Path
  - Pedestrian Only
  - Bike Path Class II
  - 12' Sand
  - 6' AC
  - 6' AC

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# THE WOODLANDS

## PHASE IB: DP-5



### CIRCULATION & TRAILS



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SEE SHEET 13

SEE SHEET 11



# Vesting Tentative Map Tract

San Luis Obispo County, California

SEE SHEET 16

PH Property Development Company  
445 East Paces Ferry Road, Suite 2015 Atlanta, GA 30326 (404) 251-5700



500 Executive Parkway, Suite 125  
San Ramon, California 94583  
(925) 875-1300  
David Bryan and Associates

Sheet	14
of 18 Sheets	
Date	6/11/02
Lab No.	10047-0202
INCH	

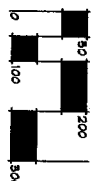
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2-29

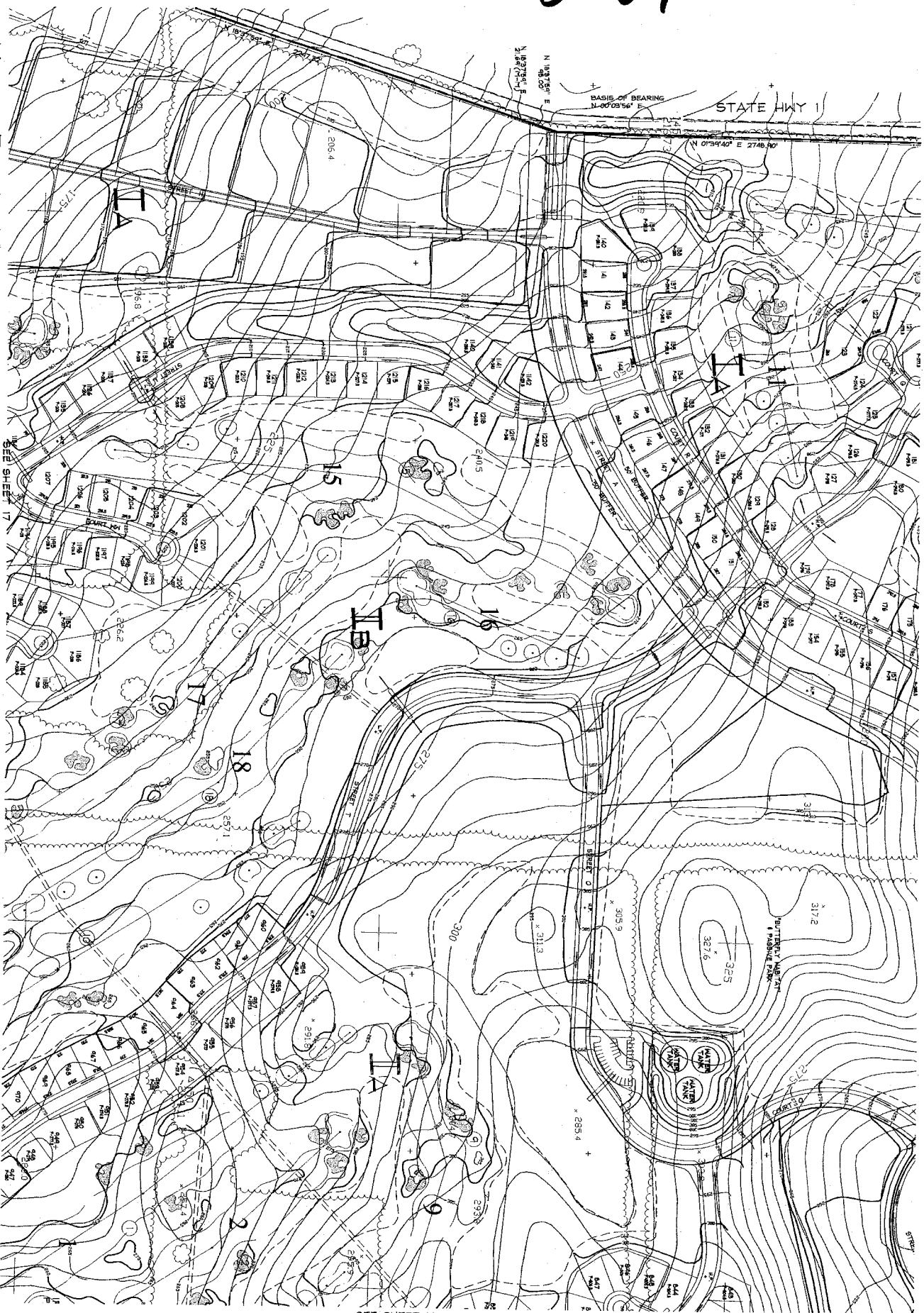
# Vesting Tentative Map Tract Grading Plans

San Luis Obispo County, California

PH Property Development Company  
945 East Pecos Ferry Road, Suite 205, Alamo, CA 92026 (404) 281-5700



5000 Executive Parkway, Suite 125  
San Ramon, California 94583  
(925) 673-3888 Fax  
David Evans and Associates  
INC.



SEE SHEET 16

SEE SHEET 12

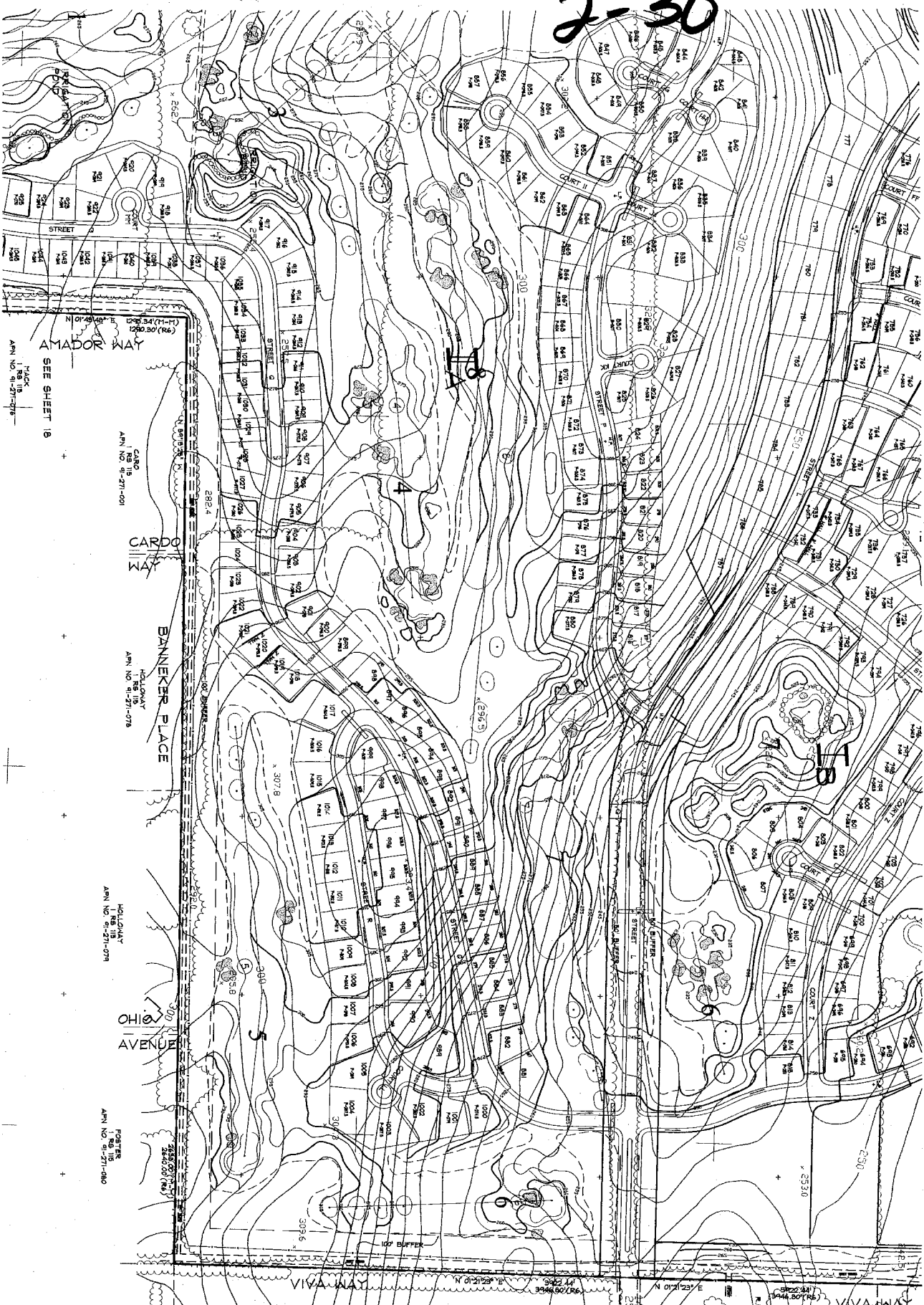
SEE SHEET 13

Sheet	15
Date	07/18/2002
Drawn By	7/1/02
Job No.	HPMT0002
Job Name	HPMT0002

2-30

SEE SHEET 15

2



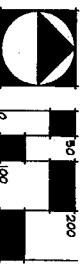
SEE SHEET 13

# Vesting Tentative Map Tract

## Grading Plans

San Luis Obispo County, California

PH Property Development Company  
946 East Pecos Ferry Road, Suite 205, Santa Ana, CA 92705 (714) 281-3700



5000 Executive Parkway, Suite 135  
San Ramon, California 94583  
(925) 875-1880  
(925) 875-1888 Fax  
David Evans and Associates



HPM70002 (GRAD)

Sheet	16
Date	6/1/02
Job No.	HPM70002
Scale	1" = 40'

GRAVING  
BAYVIEW  
APN NO. 081-241-028  
N 565000

MESA ROAD

N 566000

KILANDERSON HOLDINGS A CA CO  
APN NO. 081-241-024

VIVA WAY



2-31

**AIR POLLUTION  
CONTROL DISTRICT**  
COUNTY OF SAN LUIS OBISPO

February 9, 2006

Jay Johnson  
San Luis Obispo County  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

SUBJECT: Woodlands Village Phase IB

SUBJECT: APCD Comments Regarding the Woodlands Phase IB. (DRC 2004-00261)

Dear Mr. Johnson,

Thank you for including the San Luis Obispo County Air Pollution Control District (SLO APCD) in the environmental review process. We have completed our review of Phase IB of the Woodlands Project in Nipomo. Phase IB will consist of 369 single family homes, 9 holes of golf, 3 neighborhood parks, resort, one 11.5 acre public park and infrastructure improvements. We have the following comments regarding this project.

**GENERAL COMMENTS**

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

**CONSTRUCTION PHASE MITIGATION**

In accordance with final EIR and County Development Plan for Phase IB, the project proponent shall submit to the district a Construction Activity Management Plan to address the activities scheduled to occur during Phase IB of the project. This plan shall be submitted and approved by the APCD prior to the start of Phase IB. At a minimum this plan shall include the following:

- Fugitive dust control measures;
- Diesel Combustion Emission Control Plan (include use of filters, fuel, and maintenance);
- List of equipment to be used during Phase IB and estimated hours of use for the equipment;
- Project timeline;
- Equipment scheduling methods to minimize the amount of large construction equipment operating during any given time period; and,
- Scheduling of construction truck trips during non-peak hour to reduce peak hour emissions.

**Permits**

3433 Roberto Court • San Luis Obispo, CA 93401 • 805-781-5912 • FAX: 805-781-1002  
info@slocleanair.org • www.slocleanair.org



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#### Permits

Permits could be required during both construction and operation of the new facilities. Portable equipment used during construction activities may require statewide registration or a District permit. Additionally, some future operations may require District permits and applicants will need to apply for an Authority to Construct. Potential uses that could be subject to District permit approval include, but are not limited to the following:

- 1) Construction Phase - Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive.
  - Portable generators (50 hp or greater)
  - Concrete batch plants
  - Rock and pavement crushing
  - Tub grinders
  - Trommel screens
- 2) Operational Phase - Stationary equipment installed as part of the project could require District permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive.
  - Boilers
  - Generators (50 hp or greater)

**To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

#### Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

#### Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically



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feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

#### **OPERATIONAL PHASE EMISSIONS**

The applicant shall comply with the mitigation measure for operational phase emissions as outlined in the final EIR and County Development Plan.

#### **Residential Wood Combustion**

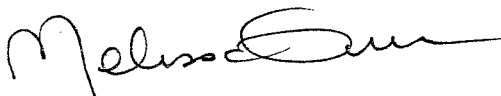
Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-4667.

Sincerely,



Melissa Guise  
Air Quality Specialist

MAG/sll

cc: Tim Fuhs, SLOAPCD Enforcement Division  
David Dixon, SLOAPCD Engineering Division



#1123 2-34  
SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

31  
26  
DATE: January 24, 2006

TO: AG COMM.

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

Jay Johnson

PROJECT DESCRIPTION: File Number: DRC 2004-00261 Applicant: WOODLANDS VENTURES LLC

PHASE 1B of WOODLANDS Village: 369 residences, 9-hole golf course, 11 ACRE PUBLIC PARK, 3 NEIGHBORHOOD PARKS.

Return this letter with your comments attached no later than: February 8, 2006

Project is consistent w/ SPECIFIC PLAN 14

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

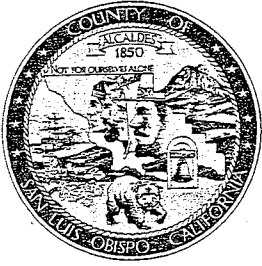
IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

PROVIDE SUPPLEMENTAL DISCLOSURE TO PURCHASERS OF PROPERTIES CONCERNING THE NATURE OF NEARBY AG ACTIVITIES

3/14/06  
Date

LYDIA KUCHINACHIE  
Name

781-5914  
Phone



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

31  
26  
DATE: January 24, 2006

TO: ENV. Health

FROM: ☒ - South County Team    ☐ - North County Team    ☐ - Coastal Team

Jay Johnson

PROJECT DESCRIPTION: File Number: DRC 2004-00261 Applicant: WOODLANDS VENTURES LLC

PHASE 1B of Woodlands Village: 369 residences, 9-hole golf course, 11 acre public park, 3 neighborhood parks.

Return this letter with your comments attached no later than: February 8, 2006

Project is consistent w/ specific plan 1421

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Project will need to provide the intent to serve letter for water & sewer from the Woodlands Mutual Water Company prior to acceptance. Check conditions for community water and sewer.

2/14/06  
Date

L. Salo  
Name

781-5551  
Phone



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING  
GENERAL SERVICES

2006 JAN 31 PM 3:16

VICTOR HOLANDA, AICP  
DIRECTOR

FEBRUARY 21, 2006

THIS IS A NEW PROJECT REFERRAL

DATE: January 24, 2006

FROM: TO: PARKS DIVISION

TO: FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team  
Jay Johnson

PROJECT DESCRIPTION: File Number: DRC 2004-00261 Applicant: WOODLANDS VENTURES LLC  
PHASE 1B of Woodlands Village: 369 residences, 9-hole golf course, 11 acre public park, 3 neighborhood parks.

Return this letter with your comments attached no later than: February 8, 2006

Project is consistent w/ specific plan 14/21

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☒ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

SEE ATTACHED COMMENTS DATED 2/21/06

Date 2/21/06

Name SHAWN COOPER

Phone 781-4388



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COUNTY OF SAN LUIS OBISPO

Department of General Services

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5200

DUANE P. LEIB, DIRECTOR

February 21, 2006

Alison Donatello  
RRM Design Group  
3765 South Higuera Street, Suite 102  
San Luis Obispo, CA 93401

**RE: Woodlands Village Phase 1B - DRC 2004-00261**

Thank you for the Woodlands Phase 1B (CUP) Development Plan and Project Details submitted on June 7, 2005. Attached as Exhibit A are Jan's and my comments and questions. Please contact me at 781-4388 with any questions you may have regarding this project. Thank you for your assistance.

Shaun Cooper,  
Park Planner

cc: Jay Johnson, Planning & Building Department  
Brad Brechwald, Wallace Group  
John Scardino, Applicant

**EXHIBIT A**  
**SLO COUNTY PARKS COMMENTS/QUESTIONS**  
**WOODLANDS PHASE 1B DEVELOPMENT PLAN**

**Comments - Development Plans**

**DP-5 Circulation and Trails:**

1. Per condition 7, a 40 foot wide trail easement should be dedicated for a public multi-use path. Please clearly indicate the multi-use trail easement on the plans.
2. Please clarify the delineation of the pedestrian paths on the plan. Is the dark black line representative of the line drawn sidewalks on the plan?
3. Please clearly indicate trail connections between Phase 1B and Phase 1A. Please show details in these areas.
4. Please provide a detailed cross-section for each street showing the trail easement and street corridor.
5. Additional information is needed for the areas around the multi-use path, specifically the section located south of lots 777-787. Will there be retention basins near the path or grades that exceed 5%? Retention basins shall be a minimum of 10' from the edge of any public path.
6. Are there any championship tees proposed at holes 6 and 7 that will require trail closures? Is netting needed to protect pedestrians from golf balls?
7. Please clarify what entity is responsible for the maintenance of the sidewalks and neighborhood pedestrian path connections.
8. Any landscaping or irrigation near the public paths shall be the responsibility of the Homeowners Association or similar entity.
9. What is the timing on the Mesa Road improvements and offers?
10. Jan and I met with Brad Brechwald regarding the redesign of the multi-use path to accommodate the entrance monuments at the intersection of Mesa Road and Viva Way. The example of the trail connection designed for the intersection at Via Concha does not include entrance monuments. Please provide a revised design of the Viva Way intersection that provides an on-site to off-site connection while accommodating the entrance monuments. If there are any other monument features that could impact path routes please address with revised designs.
11. Please show any proposed improvements to Viva Way, North of Mesa Road, adjacent to the public park dedication. It is our understanding there is a private residence in this area with a private driveway?
12. Per condition 101, a 12.1 acre park should be dedicated for public use. The current plan shows a 11.58 acre public park dedication. Does the park land include the 40' easement adjacent to Viva Way in its acreage and the required visual buffer? The County intends to work with the school district for a possible joint use school/park facility.
13. Please arrange a site visit to review Phase 1A and portions of Phase 1B